

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pomona State: CA

PJ's Total HOME Allocation Received: \$16,104,700 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	86.21 %	90.22 %	60	90.66 %	19	20	
% of Funds Disbursed	79.94 %	80.19 %	45	81.06 %	33	33	
Leveraging Ratio for Rental Activities	0	5.73	83	4.62	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	7.70 %	72.76 %	86	81.27 %	1	1	
% of Completed CHDO Disbursements to All CHDO Reservations***	28.24 %	60.11 %	77	68.23 %	5	6	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	78.04 %	1	79.86 %	100	100	
% of 0-30% AMI Renters to All Renters***	100.00 %	41.03 %	1	44.82 %	100	100	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.04 %	1	94.65 %	100	100	
Overall Ranking:				In State:	73 / 92	Nationally:	9 12
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$168,736	\$32,339		\$25,419	6 Units	1.60 %	
Homebuyer Unit	\$105,680	\$19,480		\$14,530	11 Units	3.00 %	
Homeowner-Rehab Unit	\$32,217	\$26,371		\$20,251	268 Units	72.00 %	
TBRA Unit	\$7,303	\$2,782		\$3,156	87 Units	23.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pomona CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$30,362	\$232,983	\$31,717
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	33.3	27.3	21.3	17.2
Black/African American:	0.0	0.0	25.7	34.5
Asian:	0.0	9.1	1.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	2.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	16.7	0.0	2.2	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	50.0	63.6	49.3	46.0
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HOUSEHOLD SIZE:

1 Person:	16.7	9.1	22.0	23.0
2 Persons:	0.0	27.3	22.0	17.2
3 Persons:	16.7	0.0	11.6	23.0
4 Persons:	50.0	27.3	17.2	9.2
5 Persons:	16.7	36.4	13.4	8.0
6 Persons:	0.0	0.0	7.5	9.2
7 Persons:	0.0	0.0	4.9	5.7
8 or more Persons:	0.0	0.0	1.5	4.6

HOUSEHOLD TYPE:

Single/Non-Elderly:	16.7	9.1	20.5	19.5
Elderly:	0.0	0.0	29.9	17.2
Related/Single Parent:	83.3	18.2	9.3	36.8
Related/Two Parent:	0.0	63.6	37.7	25.3
Other:	0.0	9.1	2.6	1.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	100.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

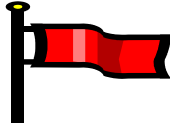
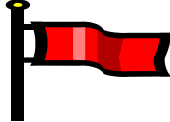
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pomona State: CA Group Rank: 9
 State Rank: 73 / 92 PJs (Percentile)
 Overall Rank: 12 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	7.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	28.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.98	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

